

Mary Jane Chapman, Trustee Board Chairman of the First United Methodist Church, stated the original project was not completed the way they hoped it might as the church did not raise enough money. She stated the crenellations continue to deteriorate, and they want to make the roof look pleasing.

Jim Velez, Trustee Board Vice-Chairman of the First United Methodist Church, stated they did receive 3 bids on the proposed work and did go with the lowest bid at \$108,000. He stated in 2009, there was a lot of asbestos abatement to be done so their funds ran short for the rest of the roof. It would cost an additional \$48,000 to complete the necessary repair work and keep the crenellations with most of the additional cost being the cost to rebuild the crenellations.

Chairman Burdett asked if the crenellation design itself aggravates the leakage problem to which Mr. Gelhausen stated it can be due to the up and down nature. Commissioner Senak asked if the church would replace with metal flashing to which Mr. Gelhausen passed around a sample and stated they would use a heavy-gauge pre-fabricated metal that will be close to the color of the stone and will have a matte finish. Chairman Burdett asked if the new roof will look like the tower built in 2009 without crenellations to which Mr. Gelhausen stated it would. Commissioner Wussow noted that the Guidelines encourage retention of original building elements and distinctive architectural features including rooflines and asked if there is room in the Guidelines for practicality to which Village Planner Stegall stated they are Guidelines and not code, and there is flexibility built in for unique circumstances.

Chairman Burdett asked if stucco will be replaced on the east elevation to which Mr. Gelhausen stated they would replace the stucco in case an addition is ever added to that side of the building. Mr. Gelhausen stated the crenellations above the entry doors and over the library are in good shape and will remain on the building.

Commissioner Senak asked if an analysis was done so the current crenellations could remain to which Mr. Gelhausen stated they could come up with a metal cap, but there would not be much cost savings.

An audience member stated he does not like the look of the current crenellations and would like to see a flat look on the roof.

Commissioner Thompson stated she liked the proposed design and would recommend approval of the request.

Commissioner Wussow stated the style of the crenellations is impractical, and although she will miss seeing the crenellations, the building will still be attractive without the crenellations. She stated due to the financial hardship, she would be in favor of this proposal.

Commissioner Senak stated the crenellations are a charming aspect of the building, but that he can understand the church is in a difficult spot. He stated the proposal is cost-efficient, and the proposal should result in reliability and durability going forward.

Student Commissioner Howard stated the proposal is a good idea due to the water issues.

Commissioner Hartweg stated he will miss seeing the crenellations, but sees no reason to keep them. He stated the proposal is a good long-term fix.

Chairman Burdett stated he likes the current crenellations, but the tower done in 2009 sets a precedent for no crenellations on the roof going forward.

Commissioner Hartweg made a motion to recommend approval of the proposed exterior appearance which was presented for the First United Methodist Church at 424 Forest Avenue. The motion was seconded by Commissioner Thompson and passed unanimously by a vote of 5-0.

4. Sign Code Update

Village Planner Stegall presented background on the Sign Code update and stated the staff has been working on the project for some time. She stated the current code was adopted in 1993, and there have only been a handful of amendments made since this time. She stated the staff discussed a list of proposed amendments with the ARC in 2009, but the update was put on hold as other projects took priority. She stated the staff feels the current code is too restrictive, and the code needs to be more user-friendly and business-friendly. She stated the proposed amendments reflect a fundamental change in the way the Village approaches signage, and the proposed code does away with the primary and incidental signage categories used today.

Lee Marks, Chairman of the Historic Preservation Commission (HPC), stated the HPC is interested in working with the ARC on the downtown signage piece. He stated in Wheaton, they allow historic-looking projecting signage over the establishments, and this has strong support from the merchants and residents. He stated there is no consistency with signage in downtown Glen Ellyn. Chairman Burdett asked if the current code permits projecting signage to which Village Planner Stegall stated it does, with a maximum permitted area of 4 square feet and height of 15 feet. There was a general discussion about projecting signage in regards to wind speeds and maintenance standards.

Mr. Marks suggested that consideration should be given to Glen Ellyn's downtown now being in a historic district and that he would like to see traditional, historical signage in the downtown area. He also indicated that the Illinois Historic Preservation Agency (IHPA) has complemented Glen Ellyn for maintaining the overall historic character of the downtown. He stated the central business district's signage of Portsmouth, New Hampshire, and Newburyport, Massachusetts, are considered some of the best historical signage in the country. Commissioner Thompson asked if there are signage guidelines for a landmark district to which Mr. Marks stated he was not sure, but he would find out. Commissioner Wussow stated the ARC would try to be mindful of the landmark district going forward.

There was a discussion about electronic message boards, and Mr. Marks stated electronic signs are fine, but not in the downtown area. Mr. Marks stated that comparing the downtown to the Roosevelt Road corridor is like comparing apples to oranges. Commissioner Senak suggested

that the new signage code should try to create some continuity between the downtown area and Roosevelt Road, and Mr. Marks agreed with this.

The ARC reviewed the Statement of Purpose and the Definitions and had discussion and suggestions on updates. Village Planner Stegall stated that existing signs would be grandfathered in after the new code is adopted. The Commission indicated that they would like to see existing neon window signs in the downtown removed and brought into conformance with the Code upon its adoption. There was also discussion of an email from former Village President Mark Pfefferman.

As it was getting late, Chairman Burdett stated the Commission would start with the General Standards and Design Criteria at the next meeting.

5. Public Comments (non-agenda items)

None

6. Chairman's Report

Chairman Burdett stated there was an article in the Trib Local about the Wayfinding Sign discussion at the September 11, 2013 ARC meeting.

7. Trustee's Report

None

8. Staff Report

Village Planner Stegall stated at the previous meeting, that the ARC had agreed to move the start time of the meetings up to 7:00 p.m. as of 2014; however, some commissions are already doing this and wondered if the ARC wanted to start now or wait. The consensus of the ARC was to start the meetings at 7:00 p.m., beginning with the next meeting on October 10, 2013.

9. Other Business?

None

10. Adjourn

As there was no other business to discuss, Chairman Burdett asked for a motion to adjourn. Commissioner Senak moved, seconded by Commissioner Hartweg to adjourn the meeting at 9:55 p.m. The motion carried unanimously by a vote of 5-0.

Submitted by: Debbie Solomon, Recording Secretary

Review by: Michele Stegall, Village Planner

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